

प्रादेशिक योजना - अहमदनगर

महाराष्ट्र प्रादेशिक व नगर रचना

अधिनियम, १९६६ चे कलम-२०(३)

अन्वये विकास नियंत्रण नियमात बदल

करणबाबतची सूचना.

महाराष्ट्र शासन

नगर विकास विभाग,

मंत्रालय, मुंबई - ४०० ०३२

शासन निर्णय क्रमांक-टिपीएस-१६०८/प्र.क्र.३०१/०८/नवि-९

दिनांक :- १२.११.२००८

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासन राजपत्रा मध्ये प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

(प्रदीप गोहिल)

कक्ष अधिकारी

प्रति,

विभागीय आयुक्त, नाशिक विभाग, नाशिक.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

जिल्हाधिकारी, अहमदनगर.

उप सचिव (नगररचना), नगर विकास विभाग, मंत्रालय, मुंबई.

उप संचालक नगररचना, नाशिक विभाग, नाशिक.

सहाय्यक संचालक नगर रचना, अहमदनगर शाखा, अहमदनगर.

व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, नाशिक विभागीय पुरवणी भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, नाशिक विभाग, नाशिक व सहाय्यक संचालक नगर रचना, अहमदनगर शाखा, अहमदनगर यांना पाठवाव्यात)

कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदर अधिसूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी.

निवडनस्ती (नवि-९).

## **NOTICE**

**Government of Maharashtra  
Urban Development Department,  
Mantralaya, Mumbai 400 032.**

**Date -12.11.2008.**

### ***The Maharashtra Regional and Town Planning Act, 1966***

No. TPS-1608/C.R.301/08/UD-9:- Whereas, as per the provisions of section 15 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as 'the said Act') Government has sanctioned the Regional Plan for Ahmadnagar District Region (hereinafter referred to as 'the said Regional Plan') vide Notification No.TPS-1600/932/CR-32/2003(Part-1)(A)/UD-9, dated 14<sup>th</sup> July, 2005 which has come into force with effect from 1<sup>st</sup> October, 2005 ;

And whereas, there is no provision for additional FSI for starred category hotels in sanctioned regulations of the said Regional Plan;

And whereas, after considering the growth of urbanisation, developments in the fringe area of Ahmadnagar Municipal Corporation, it is felt necessary to make amendments in the regulations of the said Regional Plan in regard to the additional FSI for the starred category hotels ;

And whereas, Government is of the opinion that 100% additional FSI over and above the permissible FSI shall be permitted to the 4 starred and above category residential hotels subject to the payment of premium with the following conditions and therefore intends to initiate modification to the said Regional Plan as provided in sub section (2) of section 20 of the said Act (hereinafter referred to as 'the said proposed modification') ;

- a) The rating of the hotels should be certified by the Department of Tourism, Government of India and shall be developed as per the norms & requirement prescribed by the Tourism Department, Government of Maharashtra.
- b) The hotel building shall be on independent plot and exclusively used for hotel purpose under one establishment.
- c) The proposal of additional FSI shall be submitted to the Government through the Collector, Ahmadnagar and premium shall be paid to Government.
- d) Additional FSI will be permissible only for the hotels on plots fronting on roads having width 12.00 mts. or more.
- e) Maximum height of the hotel building shall be permissible up to 40.00 mts.
- f) No relaxations in the required side margins, fire fighting arrangements and parking shall be permissible.

- g) The basement for such hotels shall be allowed after leaving the prescribed marginal distances. More than one basement shall be allowed.
- h) While granting additional FSI to starred category residential hotels, 5% rooms shall be reserved for Government nominees, free of cost on such terms and conditions as may be decided by the Government.
- i) Premium shall be charged on the basis of Government of Maharashtra, Urban Development Department's Directions No.TPS-Sankrina-1006/FR-74/06/UD-13, dated 26<sup>th</sup> June, 2006, and as amended from time to time.
- j) The construction of hotel building shall be as per the provisions of sanctioned Development Control Regulations applicable to the Ahmadnagar Municipal Corporation.
- k) The construction of hotel building shall be done after leaving required marginal distances. For fire fighting arrangements necessary approval of the Chief Fire Officer, Government of Maharashtra shall be obtained.
- l) Construction of any structure such as ramp basement, water tank, stairs transformer etc. shall not be permissible in required marginal distances.

Now, therefore, as provided in sub-section (3) of Section 20 of the said Act, notice is hereby published inviting suggestions/objections, if any, regarding the said proposed modification from the general public in writing, with reasons thereof within 60 (sixty) days from the date of publication of this notice in the Maharashtra Government Gazette. Suggestions/objections shall be addressed to the Deputy Director of Town Planning, Nashik Division, Nashik Commissioner Office Compound, New Administrative Building, Nashik Road, Nashik, who is hereby authorised to hear the suggestions/objections that may be received and to submit his report to Government. The suggestions / objections received by the Deputy Director of Town Planning, Nashik Division, Nashik within the period of 60 (sixty) days from the date of publication of this notice in the Maharashtra Government Gazette shall only be considered.

The aforesaid notice is kept open for inspection by the public during office hours on all working days in the following offices -

- i) The Collector, Ahmagnagar.
- ii) The Deputy Director of Town Planning, Nashik Division, Nashik.
- iii) The Assistant Director of Town Planning, Ahmadnagar Branch, Ahmadnagar.

This notification is also available on Govt. web site [www.urban.maharashtra.Gov.in](http://www.urban.maharashtra.Gov.in)

By order and in the name of the Governor of Maharashtra.

( Pradeep Gohil )  
Section Officer